

Proposed Fifth by Northwest Commercial Overlays

City of Columbus Planning Division

What is a zoning overlay?

- Tool to regulate design standards for development
- Overlays work in conjunction with underlying zoning districts to provide additional standards - building setback, building placement, screening, lighting and signage
- A zoning overlay does not change the current zoning or use of your property
- A zoning overlay doesn't require any action by a property owner

What overlays are proposed?

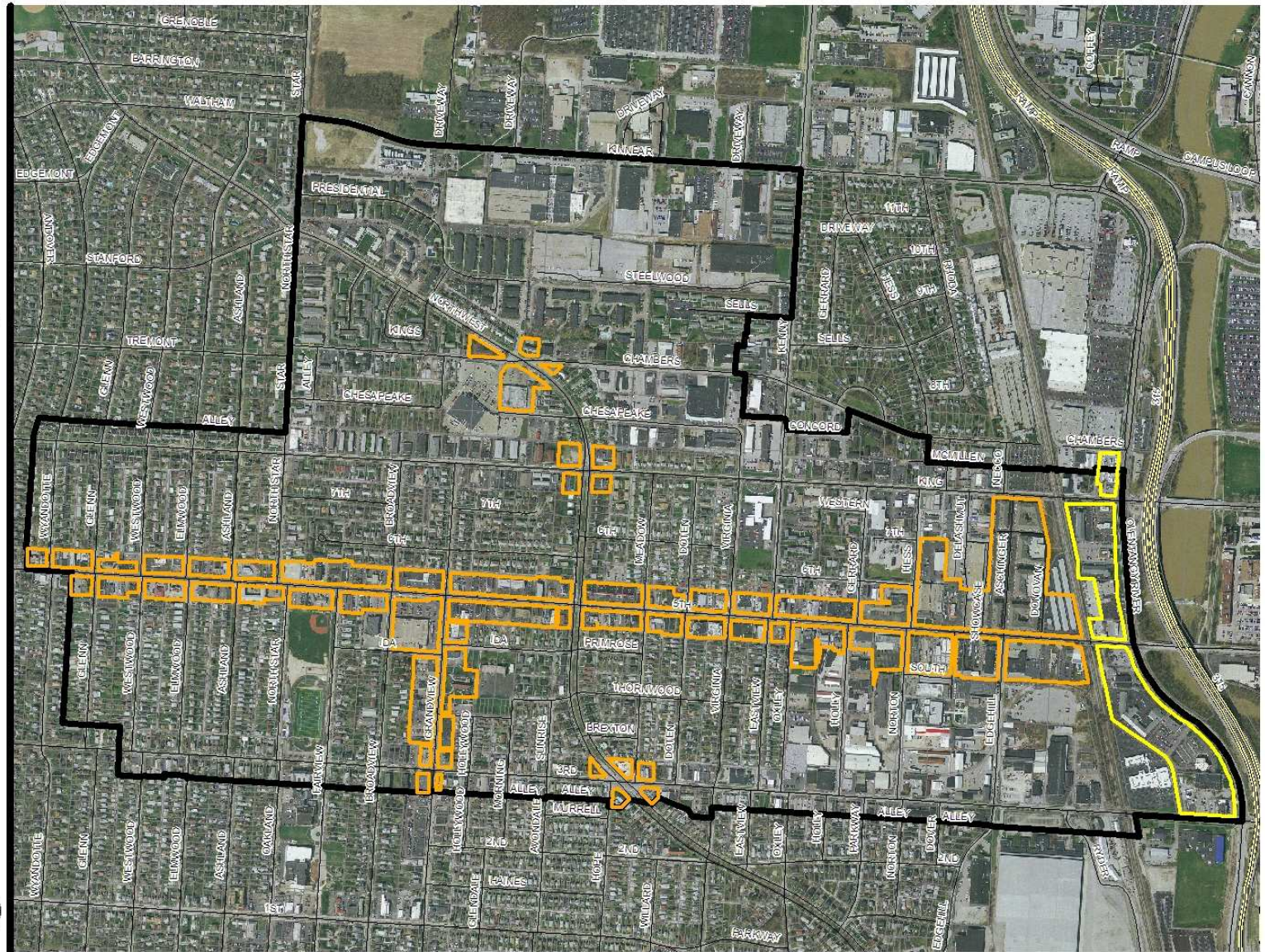
Fifth By Northwest Commercial Overlays

Legend

Overlay

Type

- Community Commercial Overlay
- Urban Commercial Overlay



City of Columbus
Department of Development
Planning Division
June 2009



What overlays are proposed?

Urban Commercial Overlay (UCO)

Intent - protect and reestablish the unique architectural and aesthetic character of older, urban commercial corridors

Examples – North High Street in Clintonville and Parsons Avenue

Community Commercial Overlay (CCO)

Intent - establish, reinforce and enhance the character and pedestrian oriented development patterns of quasi urban commercial corridors

Examples – High Street, north of Morse Road

Why are overlays proposed here?

To implement key policy recommendations of the *Fifth by Northwest Neighborhood Plan*

Fifth by Northwest Neighborhood Plan recommendations: (Page 26)

The development of commercial overlay designations for the Fifth by Northwest neighborhood should be considered. Considerations include the Urban Commercial Overlay on Fifth Avenue and Grandview Avenue (south of Fifth) and the Community Commercial Overlay on Olentangy River Road. The Urban Commercial Overlay may also be appropriate for intersections with commercial or mixed use development, including the intersections of Northwest Boulevard and Third, King, and Chambers.

When does the overlay apply?

The following apply to new commercial construction and in the following circumstances:

- Expansion of a building's gross square footage by up to 50% is subject to design, landscaping and screening standards.
- Expansions by more than 50% are subject to all overlay provisions.
- Exterior alteration of a primary building frontage is subject to the building design standards, with some exceptions.

When does the overlay apply?

The following apply to new commercial construction and in the following circumstances:

- Parking standards are triggered by a development review process and apply to existing buildings/alterations/new construction.
- Construction of a new parking lot, graphic, exterior lighting, fence or other accessory structure is subject to applicable provisions.
- These provisions are not applicable to routine maintenance.

When does the overlay NOT apply?

- Exempt Properties: Residential and Manufacturing
- Routine maintenance does not trigger standards

Overlay Standards

Setback:

Goal:

Establish consistent and appropriate setbacks to improve the traffic safety and aesthetics of the corridor.

Overlay Standards

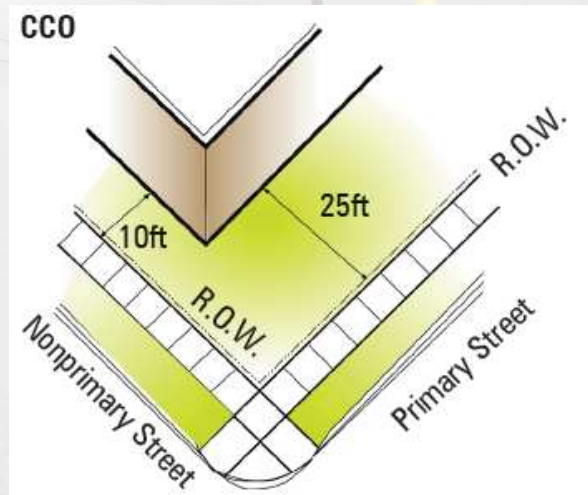
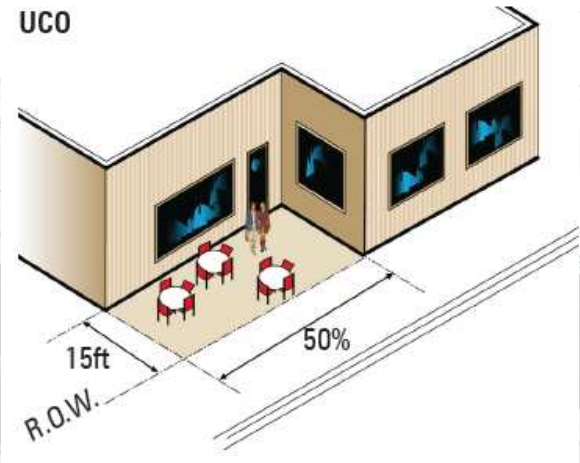
Minimum building setback

UCO: 0 (maximum 10 feet, or 15 feet for up to 50% of the building frontage)

CCO:

Primary Street: 25 feet +/- 2 feet
(However a maximum of 1/3 the overall width of building may be located up to 5 feet in advance of and/or up to 15 feet beyond the minimum setback.)

Secondary Street: minimum 10 feet, maximum 25 feet.



Overlay Standards

Minimum parking setback

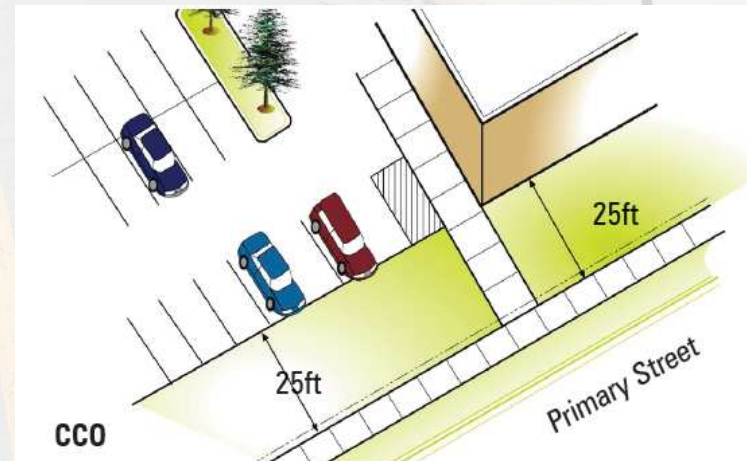
UCO:

5 feet - where $\frac{1}{2}$ of the parking is located to the side of the building

CCO:

Primary Street: 25 feet

Secondary Street: 5 feet



Overlay Standards

Building Design:

Goal:

To establish, reinforce and enhance the character and pedestrian-oriented development patterns of commercial corridors.

Overlay Standards

Entrance Door

A primary building frontage incorporates an entrance door

UCO: Yes

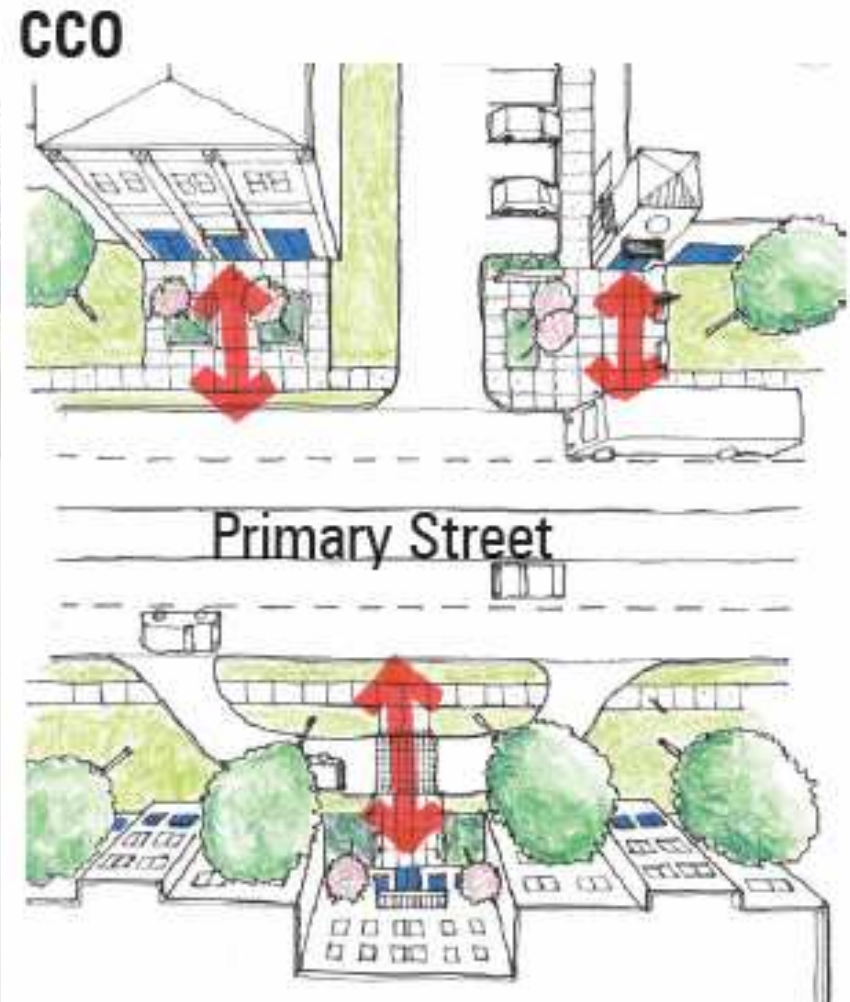
CCO: Yes

Building Orientation

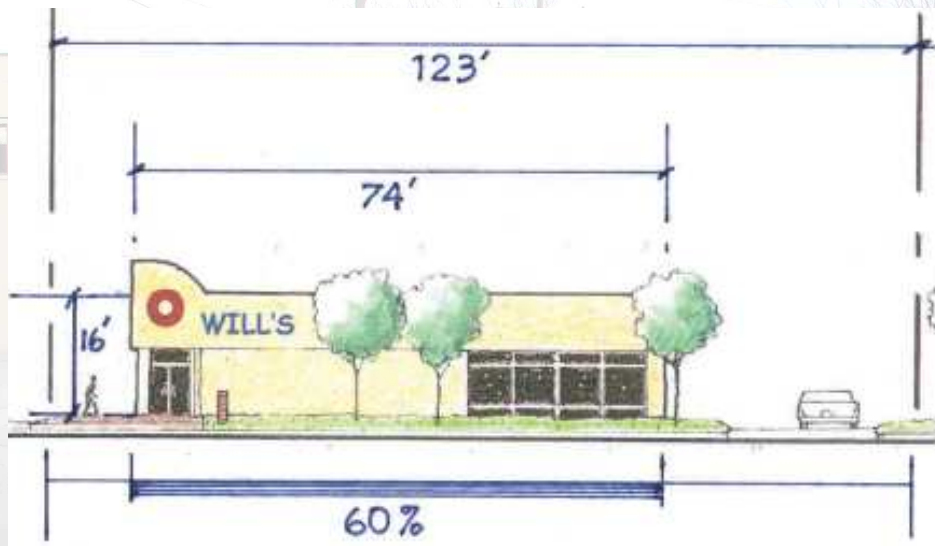
A principal building shall be oriented to address and be nearly parallel to primary street.

UCO: NA

CCO: Yes



Overlay Standards



Building Height

UCO: NA

CCO: Minimum of 16 feet

Building Width:

Minimum of 60% of the lot width

UCO: Yes

CCO: Yes

Overlay Standards

Vertical Elements

If a building frontage exceeds a width of 50 feet, it should include elements to break the plane of the building frontage.

UCO: Yes

CCO: Yes

First Floor Windows

Primary building frontage: at least 40% glass.

Secondary building frontage: the window glass shall continue from the primary frontage a minimum of 10 feet

UCO: Yes

CCO: Yes



Overlay Standards

Graphics:

Goal:

Create a corridor with signs that are compatible, as to type, size, and location, and consistent in style and design.

Overlay Standards

Sign types

Prohibits certain types of signs

UCO: Yes

CCO: Yes

Type of ground sign permitted

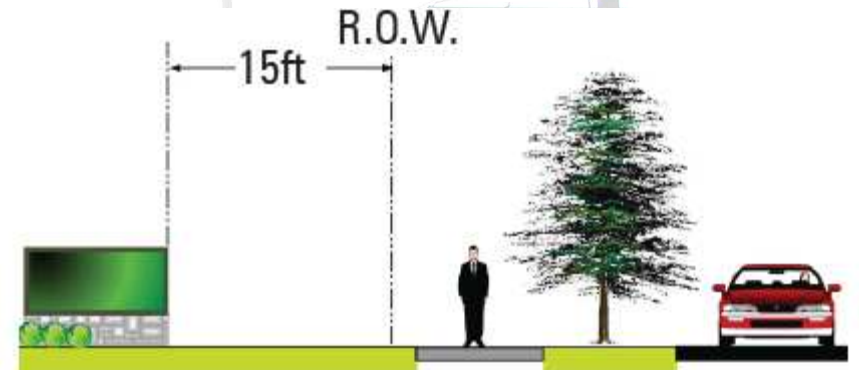
Only a monument type ground sign is permitted.

Minimum setback – 15 feet (when along a primary street)

Maximum height - 6 feet

UCO: NA

CCO: Yes



Overlay Standards

Landscaping:

Goal:

Landscaping and screening standards seek to mitigate land use impacts and to enhance the built environment.

Overlay Standards



Front Yard Landscaping

The front yard shall be planted with live vegetation and shade trees.

UCO: NA

CCO: Yes

Overlay Standards

Screening:

Goal:

Create a defined “edge” along public right-of-ways through consistent screening of adjacent surface parking lots and to provide landscaping in the interior of surface parking lots

Overlay Standards

Surface Parking Lot Screening

UCO:

Option1: 4-foot high solid masonry/stone wall

Option2: 4-foot high metal bar fence with a minimum 3-foot wide landscaped area

Option3: Wall or fence (excluding chain link), or a continuous row of shrubs, minimum height of 3 feet and maximum height of 5 feet

CCO:

Option1: Wall or fence (excluding chain link)

Option 2: Continuous row of shrubs to a minimum height of 3 foot and a maximum height of 5 feet



Overlay Standards

Lighting:

Goal:

Provide non-hazardous lighting.

Overlay Standards

Illumination – average horizontal illumination level on the ground shall not exceed 2 foot candles

Spill-over lighting - along a property line shared with residential property average intensity shall not exceed 1/2 foot candle

Exterior illumination – fully shielded

Canopy lighting – recessed

External outdoor fixtures – aesthetically compatible and fully shielded if > 14 feet

Height - Shall not exceed 18 feet

UCO: Yes

CCO: Yes



Overlay Standards

Parking and Circulation:

Goal:

- Establish safe access to lots and encourage adequate internal circulation through shared access and appropriate spacing between entrances
- Reduce the amount and improve the visual quality of surface parking adjacent to public rights-of-way
- Create safe pedestrian access on and between lots and to public rights-of-way

Overlay Standards

Parking, Stacking and Circulation Location

Parking, stacking and circulation aisles are not permitted between the principal building and a street right-of-way line.

UCO: Yes

CCO: Yes

Location of parking

Located behind the principal building
- - up to half of the spaces may be located at the side of the building.

UCO: NA

CCO: Yes



Overlay Standards

Amount of parking

The required number of off-street parking spaces for non-residential uses shall be reduced in the following manner:

1. All uses are permitted a 25% reduction of the required parking.
2. All uses that are 10,000 square feet or less in size are permitted a 50% reduction of the required parking.

***This reduction shall not be permitted for:
bars, cabarets, restaurants, night clubs,
private clubs, places of assembly and
medical offices.



UCO: Yes

CCO: Yes

Overlay Standards

Pedestrian connections –

A path connects the building to the street.

Path is delineated by markings, crosswalks, and/or different materials, directing foot traffic, separating it from primary access drives.

UCO: NA

CCO: Yes



Overlay Standards

Steps in overlay adoption process:

Action	Date
Public open house	August 25, 2009
Summarize public comments	Aug/ Sept 2009
Area commissions action	Oct/ Nov 2009
Notification of Development Commission meeting	Last Quarter 2009
Development Commission	Last Quarter 2009
City Council	Last Quarter 2009
Update zoning map and other records	January 2010

Overlay Standards

Contact: Devayani Puranik
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Overlay website:
http://development.columbus.gov/Bizdevelopment/PlanList/PL_138.asp

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